

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Missoula

State: MT

PJ's Total HOME Allocation Received: \$3,107,836

PJ's Size Grouping*: C

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 3			
% of Funds Committed	100.00 %	97.46 %	1	94.94 %	100	100	
% of Funds Disbursed	100.00 %	95.64 %	1	84.35 %	100	100	
Leveraging Ratio for Rental Activities	0.34	6.04	3	4.59	10	8	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.00 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	65.52 %	81.82 %	2	68.05 %	37	38	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	89.63 %	1	79.65 %	100	100	
% of 0-30% AMI Renters to All Renters***	88.89 %	41.85 %	1	44.76 %	94	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.26 %	1	94.31 %	100	100	
Overall Ranking:			In State:	2 / 3	Nationally:	81 83	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$75,556	\$12,247		\$25,245	9 Units	11.00 %	
Homebuyer Unit	\$17,501	\$9,158		\$14,395	73 Units	89.00 %	
Homeowner-Rehab Unit	\$0	\$15,698		\$20,186	0 Units	0.00 %	
TBRA Unit	\$0	\$0		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Missoula MT

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$100,889	\$148,301	\$0
State:*	\$70,025	\$88,270	\$14,483
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	66.7	90.4	0.0	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	0.0	2.7	0.0	0.0
American Indian/Alaska Native:	33.3	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	1.4	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	66.7	42.5	0.0	0.0
2 Persons:	11.1	21.9	0.0	0.0
3 Persons:	0.0	20.5	0.0	0.0
4 Persons:	0.0	13.7	0.0	0.0
5 Persons:	11.1	1.4	0.0	0.0
6 Persons:	11.1	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	66.7	42.5	0.0	0.0
Elderly:	0.0	0.0	0.0	0.0
Related/Single Parent:	33.3	21.9	0.0	0.0
Related/Two Parent:	0.0	26.0	0.0	0.0
Other:	0.0	9.6	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	44.4	
No Assistance:	55.6	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Missoula State: MT Group Rank: 81
(Percentile)
State Rank: 2 / 3 PJs Overall Rank: 83
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	65.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

